



# Madeline Terrace/Montclair Neighborhood Meeting Community Input for Development of Comprehensive Plan

## *Hopes & Dreams for the Future of Alamo Heights*

October 29, 2008  
Central Market Community Room

### Participants

Cliff Anderson  
Nancy Anderson  
Barbara Barrett  
Cooper Boddy  
Norma C. Bodevin  
Jan Bruder

John Fielder  
Gretchen Glasscock  
Stephen Gross  
Meredith Hanson  
Margaret Londos  
Rafael Martinez

Janet Massy  
David Mendez  
Deborah Mendez  
Alice C. Muniz  
Patrick Nolan  
Marcelle Rose

Bobby Rosenthal  
Trebes Sasser  
Lewis Tarver  
Tinka Tarver  
David Watkins  
Craig Wright  
Sam Wright

### Facilitator

Mary Flanagan  
Management Solutions Group, LLC  
[www.msgsanantonio.com](http://www.msgsanantonio.com)



## ALAMO HEIGHTS NOW

What we would never give up	What we would most want to change
<ul style="list-style-type: none"> <li>• Diversity of people and architecture</li> <li>• Old structure character</li> <li>• Diversity in home designs</li> <li>• Different types of architecture</li> <li>• Keep Pegasus at corner of Austin Hwy &amp; Broadway</li> <li>• Historic buildings</li> <li>• Small town feel</li> <li>• Strong neighborhood &amp; feeling of community</li> <li>• Village effect – low population, seeing people I know</li> <li>• Vibrant village atmosphere</li> <li>• Small village feel</li> <li>• Small town feeling</li> <li>• Stop invasion of commercial into residential</li> <li>• Safety</li> <li>• Safety</li> <li>• Community within larger community that provides most amenities</li> <li>• Able to walk to restaurants</li> <li>• Independent school district</li> <li>• Pave Montclair St.</li> <li>• Traffic light at Austin Hwy &amp; Montclair</li> <li>• Property rights</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial developers rule the roost</li> <li>• Smarten up Broadway but keep it quaint</li> <li>• Pedestrian unfriendly</li> <li>• No sidewalks</li> <li>• Not enough side walks</li> <li>• Speeding down Montclair to get to Austin Hwy</li> <li>• Tri “corner” Cleveland Court Barilla Place &amp; Broadway – Stop lights!!!</li> <li>• Intersection of Barilla/ Broadway/ Cleveland Ct.</li> <li>• Like to see stop signs at Barilla &amp; Broadway</li> <li>• Terrible &amp; dangerous intersections . Traffic controls (Barilla &amp; Broadway)</li> <li>• Flooding</li> <li>• Flooding</li> <li>• Flooding</li> <li>• Rats</li> <li>• Parking on streets</li> <li>• No library</li> <li>• Some areas could use beautification</li> <li>• Keep all houses &amp; trees at present</li> <li>• “Old boy” exceptions to standards</li> <li>• Against density</li> </ul>

# ALAMO HEIGHTS 2023: HOPES AND DREAMS FOR THE FUTURE

Land Use Plan	Residential	Commercial & Economic Development
<ul style="list-style-type: none"> <li>• Greater density</li> <li>• Increased density</li> <li>• Resources are finite. NO more multi-family</li> <li>• Reduce multi-family – too many vacancies</li> <li>• Mixed use development on Austin Highway &amp; Broadway</li> <li>• Retail w/ multi-family</li> <li>• Don't over populate w/ mixed use buildings</li> <li>• Office/ business on New Braunfels</li> <li>• Office &amp; commercial properties</li> <li>• Keep office &amp; commercial on Bdway &amp; Austin Hwy</li> <li>• Individual not chain businesses</li> <li>• Sidewalk cafes combining office-commercial &amp; residences</li> <li>• More sense of a commercial “village” rather than only linear shops on Broadway</li> <li>• More interesting, creative commercial development</li> <li>• Consistency of development</li> <li>• Height restriction on buildings</li> <li>• Central community plaza</li> <li>• Maintain small community feel</li> </ul>	<ul style="list-style-type: none"> <li>• Preservation of diverse character &amp; limiting density</li> <li>• No Mc Mansions</li> <li>• Better zoning to prevent huge out of place houses</li> <li>• Seems good as is</li> <li>• Observe neighborhood but keep the individuality!</li> <li>• More diversity in architecture &amp; uses</li> <li>• Single family</li> <li>• Mixed use – multi-family</li> <li>• Moratoriums on condo/ townhouse/ apt developments</li> <li>• Stricter coding for multi-family development</li> <li>• Do away with duplexes</li> <li>• Higher standards for multi-family rentals</li> <li>• Resources are finite. No more multi-family</li> <li>• Reduce frontage requirements for multi-family</li> <li>• Tree preservation</li> <li>• Require people to keep lawn mowed</li> <li>• Density &amp; green/ public space</li> <li>• Sidewalks</li> </ul>	<ul style="list-style-type: none"> <li>• More pedestrian friendly</li> <li>• Sidewalks along Broadway &amp; Austin Hwy</li> <li>• Public use walk ways to commercial – European feeling</li> <li>• Quarry or La Cantera type development</li> <li>• More sense of commercial “village” e.g. heart – rather than linear shops on Broadway</li> <li>• Commercial corridors along Broadway &amp; Austin Highway</li> <li>• Attract better businesses</li> <li>• Sidewalk cafes</li> <li>• No ugly signage allowed</li> <li>• Standardized height for signs – no billboards</li> <li>• Live music outdoor venue</li> <li>• Walk-able/ bike-able destinations</li> <li>• Bike racks &amp; trash cans</li> <li>• First class hotel</li> <li>• Boutique hotel</li> </ul>

# ALAMO HEIGHTS 2023: HOPES AND DREAMS FOR THE FUTURE

Transportation	Natural & Cultural Resources	Utilities & Community Facilities
<ul style="list-style-type: none"> <li>• Bike routes</li> <li>• Bicycle friendly routes/ sidewalks</li> <li>• Bike routes</li> <li>• Pedestrian crossings around Bdwy &amp; Austin Hwy</li> <li>• Sidewalks/ Crosswalks/ Bike lanes</li> <li>• Pedestrian lights</li> <li>• More controlled pedestrian crossings on Broadway/ Austin Hwy w/ more sidewalks</li> <li>• Easier access across Broadway (Elevated walkways?)</li> <li>Sidewalks where possible</li> <li>• Sidewalks and crosswalks</li> <li>• More sidewalks</li> <li>• Bike friendly (not necessarily bike routes)</li> <li>• Improve sidewalk near Broadway &amp; Barilla</li> <li>• More sidewalks</li> <li>• Increase sidewalks – repair rugged ones for walkers</li> <li>• Better sidewalks &amp; street islands</li> <li>• Light at Austin Hwy &amp; Montclair</li> <li>• Reduce on street parking on Broadway</li> <li>• Trolley through Alamo Heights</li> <li>• Light rail on Broadway and Austin Hwy connection to downtown SA</li> <li>• No hotel across from residences</li> </ul>	<ul style="list-style-type: none"> <li>• Need a city park</li> <li>• All the above City park as city center</li> <li>• A city park that can be a gathering place for neighbors</li> <li>• Triangle at Bdwy &amp; Austin Hwy can be community garden</li> <li>• Pocket parks</li> <li>• More green spaces with seating</li> <li>• Austin Highway desperately needs trees</li> <li>• Hike/ bike connectors from loop to downtown (e.g. Olmos basin) (collaboration with City of SA)</li> <li>• Basketball court</li> <li>• Tennis courts back at the HS</li> <li>• Dog park – any park, really</li> <li>• Dog parks &amp; enforced pooper/ scooper laws</li> <li>• All dogs on leashes</li> <li>• Dog parks</li> <li>• Preserve landmarks</li> <li>• Preservation of cultural resources</li> <li>• Library (can be digital)</li> <li>• Public art in major green spaces end in each block of Broadway and Austin Highway</li> <li>• Music &amp; art venue – public art – yes</li> </ul>	<ul style="list-style-type: none"> <li>• Historical looking streetlights throughout</li> <li>• Interesting lighting fixtures</li> <li>• More street lighting “dark sky”</li> <li>• lighting at night for security to walk comfortable</li> <li>• Buried power lines</li> <li>• Bury utilities</li> <li>• Serious drainage</li> <li>• Better drainage</li> <li>• Better flood control</li> <li>• Improve drainage</li> <li>• Streets &amp; drainage</li> <li>• Improve drainage – Grace Glen</li> <li>• Streets re-paved</li> <li>• Rat &amp; Mosquito control</li> <li>• Redesign Broadway &amp; Austin Hwy</li> <li>• Sustainable community</li> </ul>

## KEY INSIGHTS TO KEEP IN MIND AS WE DEVELOP THE PLAN

- Keep Alamo Heights small
- Ease of movement is important: pedestrians, bikes, public transportation, cars, etc
- Town center with library & park (AH Garage? Triangle @ Broadway & Austin Hwy?)
- Embrace & protect the trees
- Don't forget public art
- Maintain the strength of our police & fire departments
- Density issue is important
- Need to strengthen ties with neighboring municipalities – we are not an island
- Alamo Heights has great walk-ability potential
- We need to gather data so we are all working off the same facts
- Alamo Heights could be a “Place to Go” (like Southtown)
- We must not lose our sense of “neighborhood”